

## VILLARS-SUR-OLLON



Chic & Cozy 4.5p with fireplace, balconies,  
view, spa, 2 parkings

**CHF 1'250'000.-**

Parking place(s) included



4.5



3

n° ref. **042293**



**Switzerland | Sotheby's International Realty**  
Avenue Centrale 128, 1884 Villars-sur-Ollon

**Martine Fonteix**  
+41 79 892 11 91  
martine.fonteix@swsir.ch

Switzerland

**Sotheby's**  
INTERNATIONAL REALTY



## SITUATION AND DESCRIPTION

A SWITZERLAND SOTHEBY'S INTERNATIONAL REALTY EXCLUSIVE

Nested on the plateau of Villars-sur-Ollon, a popular resort in the Vaud Alps "Le Cantarella" is a complex of 3 residences, each with 6 apartments, built in 2008 in a 6000m<sup>2</sup> private park. This high-standard complex features a spa with outdoor swimming pool, Jacuzzi, sauna and showers, all renovated in 2025.

Located on the most private plot of this complex, the south-facing building "A" benefits from optimal sunshine, from morning to evening.

Without vis-à-vis and in absolute calm, this comfortable 4.5p apartment on the 1st floor with a large balcony overlooking the residence's private garden, enjoys a beautiful unobstructed view of the Alpine massifs. Recently renovated with top-of-the-range, bespoke materials, this chic, cozy apartment is

turnkey!

All the village's amenities, such as the many sports centers and internationally renowned colleges, can be reached in just a few minutes.

If you prefer to leave your car in the residence's garage, valet parking is available 7 days a week (included in the PPE charges)

This property is easily accessible in all seasons. Just 15mns from Aigle train station, 50mns from Lausanne and 1h30 from Geneva.

Sale as a second or main residence, available for sale to non-residents.

**[www.switzerland-sothebysrealty.ch](http://www.switzerland-sothebysrealty.ch)**



**SURFACES**

Weighted Surface	~ 135 m <sup>2</sup>
Balcony Surface	~ 39 m <sup>2</sup>
Cellar surface	~ 13 m <sup>2</sup>

**CHARACTERISTICS**

Number of rooms	4.5
Number of bedrooms	3
Number of bathrooms	3
Number of toilets	3
Number of levels	1
Number of balcony	2
Location floor	1st floor
Costs	CHF 16'500.-/year

**DISTANCES**

Public transports	80 m
Primary school	993 m

**DISTRIBUTION****1st floor**

- Generous entrance hall with numerous custom built-in wardrobes/dressing rooms and private laundry
- Guest WC
- Spacious double living room with fireplace and dining area, direct access to a large balcony
- Fitted kitchen with island/bar open onto the dining area.
- 3 double bedrooms with built-in closets, shower rooms, bath/shower and separate WC
- The entire apartment is dressed in attractive woodwork.

**Basement**

- Large basement garage, 2 side-by-side parking spaces
- Large 17m<sup>2</sup> fitted cellar
- Spa and showers
- Collective laundry room
- Ski and bike room

**INFORMATION**

Year of construction	2008
Basement	1
Year of restoration	2024
Heating installation	Floor, Chimney
Domestic water heating system	Heat pump
Heating system	Heat pump

**NEIGHBOURHOOD**

- Green
- Mountains
- Shops/Stores
- Shopping street
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Railway station
- Bus stop
- Child-friendly
- Playground
- Nursery
- Preschool
- Primary school
- International schools
- Sports centre
- Horse riding area
- Public swimming pool
- Near a golf course
- Tennis centre
- Ski piste
- Ski resort
- Indoor swimming pool
- Ski lift

- Cross-country ski trail
- Hiking trails
- Bike trail
- Theatre
- Concert hall
- Doctor

**OUTSIDE CONVENIENCES**

- Balcony/ies
- Garden in co-ownership
- Quiet
- Greenery
- Gardenhouse
- Covered parking space(s)
- Garage
- Visitor parking space(s)
- Sauna
- Jacuzzi
- Common pool

**INSIDE CONVENIENCES**

- Lift/elevator
- Garage
- Visitor parking space(s)
- Open kitchen
- Eat-in-kitchen
- Guests lavatory
- Separated lavatory
- Dressing
- Cellar
- Bicycle storage
- Ski storage
- Storeroom
- Sauna
- Jacuzzi

**FINANCIAL DATA****Price**

CHF 1'250'000.-

**Availability**

To be discussed

This document is not legally binding and is supplied for information purposes only. It may not be distributed to third parties without authorisation.



- Hammam
- Spa
- Common pool
- Unfurnished
- Fireplace
- Double glazing
- Bright/sunny
- With character

**EQUIPMENT**

- Fitted kitchen
- Kitchen island
- Induction cooker
- Oven
- Microwave
- Fridge
- Freezer
- Dishwasher
- Washing machine
- Dryer
- Private laundry
- Laundry
- Shower
- Bath
- Phone
- WiFi
- Photovoltaic panels
- Internet connection
- Electric car terminal
- Interphone
- Oversee camera
- Security guard
- Electric gate
- Electric garage door
- Outdoor lighting

**FLOOR**

- Tiles
- Parquet floor

**CONDITION**

- Very good
- Renovated

**ORIENTATION**

- North
- South
- East
- West

**EXPOSURE**

- Optimal
- All day

**VIEW**

- Nice view
- Clear
- Far view
- With an open outlook
- Garden
- Park
- Mountains
- Alps

**STYLE**

- Classic
- Modern

**STANDARD**

- BBC (Energy-saving building)
- HPE (High Performance Energy)

**MISCELLANEOUS**

- With full-time caretaker job































